



ELEVATOR SAFETY UNIT MEETING MINUTES

DECEMBER 15, 2004

**LOCATION: MO DIVISION OF FIRE SAFETY
2401 E MCCARTY ST
JEFFERSON CITY, MO 65101**

BOARD MEMBERS PRESENT

**John McNerney
Gerri Kielhofner
Suzan Mehalko
Clarence Foster, Jr.
John Haasis
Wilson Winn**

STAFF PRESENT

**Randy Cole, Asst Fire Marshal
Larry Watson, Deputy Chief Elev Safety
Amiee Forck, Elevator Safety Unit
Vince Daus, Elevator Inspector**

BOARD MEMBERS ABSENT

**Charles Jackson, Dir. Public Safety
George Lodes
Kay Donovan
Tom Corso**

VISITORS

**Gary Thompson, St. Francis Hospital
Brad Riley, Anheuser Busch
Gordon DeBroeck, Employment Security
Bob Davis, Little Blue Valley Sewer Dist
Dave Ohlemeyer, Alberci
Cecil Coulter, Otis Elevator**

**Barbara Rohrbaugh, Ben-Steele Prop.
Norman Schroeder, Union High School
Kelly Buchman, Little Blue Valley Sewer
Jeff Cass, Alberci
Gerry Wein, New Beginnings Maternity
Eric Richardson, Otis Elevator**

I. OPEN AND WELCOME

Chairman McNerney called the meeting to order at 9:30 AM. Introductions were made by everyone present.

II. APPROVAL OF OCTOBER 13, 2004 MINUTES

Mrs. Mehalko motioned to approve the October 13, 2004 minutes. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

III. VARIANCE REQUEST ST. FRANCIS HOSPITAL - MARYVILLE

The location is requesting an extension until 2007 to modernize the elevator equipment.

Mr. Gary Thompson, representative for the hospital advised the Board that their two units will be modernized and that each unit will take 8 to 10 months to complete. Mechanically there are no problems with the units the hospital is doing a renovation that includes the elevators.

Mr. Foster, Jr. asked, "When will the first unit be taken out of service?" Mr. Thompson replied, "The end of 2005."

Mrs. Kielhofner asked, "The items mentioned in the inspections will be retroactive?" Mr. Thompson replied, "When the renovations are complete all items will be corrected."

Mrs. Kielhofner motioned to grant the variance provided the minor violations noted in the 2004 inspection reports are corrected prior to starting the renovations. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

IV. VARIANCE REQUEST COMMERCE TERRACE OFFICE- SPRINGFIELD

The location is requesting a variance on not installing a pit ladder.

Mr. Foster, Jr. asked, "How deep is the pit?" Mrs. Barbara Rohrbaugh, representative for Ben-Steele Properties replied, "Approximately 4-1/2 to 5 ft."

Mr. Winn motioned to grant the variance. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

V. VARIANCE REQUEST ANHEUSER BUSCH- ST. LOUIS

The location is requesting a variance for Bldg 19 Iron Shop Freight Warehouse #11 on not installing car or counterweight buffers. There are no car or counterweight buffers.

Mr. Brad Riley, representative for Anheuser Busch advised the Board that the elevator was installed in 1910 and that it used to be a DC unit. They are planning to demolish the building within five years.

Mr. McNerney commented, "It can't be installed because there is no strike plate. Mr. Riley commented, "There is no place to install the strike plate because of the design of the unit."

Mr. Foster, Jr. suggested a plate could be installed across the bottom of the beam.

Mr. McNerney asked, "Are there any plans to replace the unit?" Mr. Riley replied, "No."

Mr. Cole asked, "What is the unit used for?" Mr. Riley replied, "It was a craft shop and storage. Now it is only used for parts. We have a passenger elevator for personnel use."

Mr. Foster, Jr. asked, "How long before the building is demolished?" Mr. Riley replied, "Within five years."

Mr. Cole and a few board members discussed the possibility that the unit was exempt, but that option was disregarded.

Mr. Foster, Jr. motioned to grant the variance provided the building is demolished within five years and the building usage does not change. Mrs. Kielhofner seconded the motion. Motion passed unanimously.

VI. VARIANCE REQUEST LITTLE BLUE VALLEY SEWER DISTRICT - ANTHERTON PLANT - INDEPENDENCE

The location is requesting a variance on not installing smoke detectors in the machine room and at each landing to recall the elevator in Phase 1 operation.

Deputy Chief Watson advised the Board that the installation at the Antherton Plant exceeds portions of the definition of a special purpose elevator. Therefore, it has fire service.

Mr. Bob Davis commented, "The weight and speed were designed so employees could move tools and equipment."

Mr. Haasis asked, "Is the controller capable of accepting smoke detectors?" Mr. Buchman replied, "I'm not sure."

Deputy Chief Watson commented, "It would not be required in the machine room but would be required at each landing above and below the ground floor."

Mr. Haasis asked, "Should we table this item for further information on the controller?" Deputy Chief Watson replied, "If the fire service is there it has to meet the requirements of 1981 ASME A17.1"

Mr. Haasis commented, "I wasn't sure if a major controller change would affect the Board's decision."

Deputy Chief Watson commented, "It should be able to meet the requirements in the 1981 Code."

Mr. Winn commented, "The reason for the variance request is because of the purpose of the building. The unit was installed to be used as a special purpose unit because of the building usage."

Mr. Winn motioned to grant the variance request. Mrs. Kielhofner seconded the motion. Motion passed unanimously.

VII. VARIANCE REQUEST UNION HIGH SCHOOL

The location is requesting variances to allow the sprinkler pipe to remain in the hoistway and that the heat detector is more than 29 inches from the sprinkler head.

Inspector Daus reviewed the photographs taken of the location for the Board. He advised the Board that the building is only sprinkled on the first floor the second floor is not sprinkled.

Mr. Schroeder, representative for the school commented, "This violation was never reported during prior inspection and asked why it had passed inspection?"

Chairman McNerney asked, "Why is the second floor not sprinkled?" Mr. Schroeder replied, "That is the way it was designed."

Mr. Winn commented, "The level of safety provided is better with a sprinkler at the top."

Mr. Winn motioned to grant variance to allow the sprinklers to remain as installed. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

Mr. Haasis motioned to deny the request on the heat detector. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

VIII. VARIANCE REQUEST THE SECURITY BUILDING- ST. LOUIS

The location is requesting a variance on not installing a sump pump in the pit of Elevator #3. The building was built in 1892 and currently is undergoing renovations. The elevators are being renovated to install larger units to accommodate ADA requirements. Digging up the floor could lead to structural problems.

Mr. Winn asked, "Is there a floor drain in the area outside the pit?" Mr. Cass replied, "Yes."

Mr. Haasis asked, "Are the units sprinkled?" Mr. Cass replied, "Yes, in the hoistway."

Mrs. Kielhofner motioned to grant the variance. Mr. Winn seconded the motion. Motion passed unanimously.

Mr. Ohlemeyer asked, "The building was constructed in 1890 at one time it was open shaft construction, during the 90's a newer elevator was installed and they plastered over the grill. The wall has been bricked with block and plaster. We want to take it back to the historical state by cutting the door jambs and reforming them. Will doing this create a code issue?"

Deputy Chief Watson replied, "The door jambs are tested as an assembly. You will not be able to find the rating on the doors themselves it will be on the door jamb. As long as you do not interfere with the integrity of the tested door jambs there should be no problem with cutting them."

IX. VARIANCE REQUEST NEW BEGINNINGS MATERNITY HOME

The location is requesting a variance for the installation of a residential lift in a commercial application.

Deputy Chief Watson asked, "Was the original building built with an elevator shaft?" Mr. Gerry Wein, representative for the location replied, "Yes, they just never installed the elevator."

Mr. Winn asked, "Why is a LULA not appropriate?" Mr. Wein replied, "There is not enough room to install a LULA."

Mr. Wein advised the Board that the building was constructed in 1989 to 1990. There are four entrances to the building. It is considered a commercial building and at the time it was constructed they did not see the need for an elevator. At this time there is no way to make the shaft larger because the stairs wrap around the elevator shaft. It is not used by the general public and that is why we are requesting a variance for the installation of the unit. Mr. Wein used a videotape to show the Board the layout of the building.

Deputy Chief Watson asked, "Do you have any information on the largest size unit to that can be installed?" Mr. Wein replied, "A unit that can hold three people with a capacity of 750 lbs.

Mrs. Mehalko commented, "It sounds like they want to install a Part 5 residential unit."

Chairman McNerney asked, "Why do you need an elevator now?" Mr. Wein replied, "We have not been able to market the building and we want to market it as a nursing care facility. There will be no wheelchairs allowed."

Mrs. Kielhofner commented, "It appears that ten years ago it was not practical to install an elevator. The purpose of the elevator being installed is residential not commercial."

Mr. Wein advised the Board that he is not sure how often the unit would be used.

Mr. Haasis asked, "Are there rooms in all three buildings?" Mr. Wein replied, "Yes."

Mrs. Kielhofner commented, "This is a case of bad planning, but we do not want to sacrifice life safety for the sake of installing an elevator."

Mr. Winn commented, "We have granted variances in the past for units like this to remain."

Chairman McNerney commented, "The change of building usage makes it difficult to grant a variance in this situation."

Mr. Wein suggested making the variance conditional to building usage.

Mr. Foster, Jr. commented, "In lieu of using the existing shaft can three rooms be removed to make a new shaft?" Mr. Wein replied, "There is no place where three rooms are available due to the layout of the building."

Mr. Winn motioned to deny the variance. Mrs. Mehalko seconded the motion. Motion passed unanimously.

Chairman McNerney apologized to Mr. Wein for not being able to help their situation.

X. VARIANCE REQUEST EMPLOYMENT SECURITY BUILDING- JEFFERSON CITY

The location is requesting a variance on insufficient car-top refuge space, and insufficient bottom run-by.

Chairman McNerney asked, "Was there a problem with clearances prior to the cylinder replacement?" Mr. DeBroeck, representative for the location replied, "Not that he was aware of and he has handled the maintenance for several years."

Mr. Coulter suggested that a 10-inch sleeve be installed on the piston.

Mr. Foster, Jr. commented, "It sounds like the ears are welded on the jack in the wrong place."

Mr. DeBroeck advised the Board that Kone Elevator finalized the project two months ago.

Mr. Coulter asked, "Did they move the strike plates?" Mr. DeBroeck replied, "He was not sure."

After a continued discussion the consensus of the Board was to table the item for correction. The recommendation of the Board is to contact Kone Elevator and have the problem corrected.

Mr. DeBroeck plans to contact Kone Elevator and notify our office when the problem is corrected.

XI. OTIS GEN II INSTALLATION

Mr. Coulter with Otis Elevator Company advised the Board of a situation regarding the installation of a Gen II unit. The installation was completed without knowledge that a line of sight is required to the governor. Mr. Coulter was not aware that a line of sight was required or he would have made sure it was installed. The problem they are having with this unit is that the only location to install the line of sight is on a load bearing wall. The major issue is that the installation of the line of sight would make it impossible to get to the governor and it would have to be on a load bearing wall, which is a huge safety factor.

Deputy Chief Watson advised the Board that the permit was submitted in September 2004, but it did not have a door.

Mr. Foster, Jr. motioned to grant the variance on not requiring the line of sight on this unit. Mr. Winn seconded the motion. Motion passed unanimously.

XII. THYSSENKRUPP ISIS 1- MO COUNCIL SCHOOL ADMINISTRATION- JEFFERSON CITY

The location is requesting a variance to install an ISIS 1 elevator.

Mrs. Kielhofner motioned to grant the variance. Mr. Haasis seconded the motion. Motion passed unanimously.

XIII. VARIANCE REQUEST NORTHEAST BAPTIST CHURCH- CLINTON

The location is requesting variances on machine room enclosure and not having a self-closing/self-locking machine room door.

Mr. Winn motioned to deny the variance. Mr. Foster, Jr. seconded the motion. Motion passed unanimously. William Farr, Fire Marshal voted by proxy as Mrs. Mehalko abstained from voting.

XIV. VARIANCE REQUEST MISSISSIPPI LIME- SPRINGFIELD

The location is requesting a variance to re-classify the freight traction elevator currently installed to a special purpose elevator.

Deputy Chief Watson advised the Board that the unit meets requirements other than the capacity rating.

After a discussion on the matter the consensus of the Board is that the unit was installed to be used as a special purpose unit and that is its function; therefore no variance is required.

XV. VARIANCE REQUEST WHEELER FURNITURE

The location is requesting a variance for no emergency car-top exit and to allow the height of the hoistway gates to remain as installed. The domed ceilings will not allow the installation of a car-top exit.

Mrs. Kielhofner commented, "Only employees are allowed to operate the unit."

Mr. Foster, Jr. motioned to grant the variances on the car-top emergency exit and allow the height of the hoistway gates. Mr. Winn seconded the motion. Motion passed unanimously.

Hoistway Door-

The location is requesting a variance for the hoistway door at the bottom landing. The location would like to lock out the bottom floor and no longer use the area. They would like to make the bottom area part of the pit.

Deputy Chief Watson commented, "If a variance is granted to allow the bottom landing to be eliminated the entire unit will have to meet A17.3 1996 Edition."

Mr. Foster, Jr. motioned to deny the variance request. Mrs. Mehalko seconded the motion. Motion passed unanimously.

XVI. VARIANCE REQUEST CITY OF COLUMBIA- SEWER TREATMENT PLANT

The location is requesting a variance on not installing smoke detectors in the machine room and at each landing to recall the elevator in Phase 1 operation.

Chairman McNerney commented, "This is the same situation as Little Blue Valley."

Mr. Winn motioned to grant the variance. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

XVII. VARIANCE REQUEST US BANK- BRANSON

The location is requesting a variance for insufficient clearance in front of the controller.

Mrs. Kielhofner motioned to grant the variance. Mr. Foster, Jr. seconded the motion. Motion passed unanimously.

XVIII. VARIANCE REQUEST SCOTT COUNTY- BENTON

The location is requesting a variance to disconnect the Phase I and Phase II Fire Service on the unit, due to the fact that the elevator is only used by employees and the elevator is controlled by a control booth.

After discussion the consensus of the Board was to obtain additional information. The Board would like justification for removing the fire service, such as why not being accessible to the public and operated in a secured area justifies removing the fire service.

XIX. CHIEF'S REPORT

Chairman McNerney asked, "What percentage of elevators is being inspected?"

Deputy Chief Watson replied, "The inspectors have been going by locations to notify them they are due on units that we show registered and never inspected. Approximately 60% of the units in our database are being inspected."

Mr. Cole advised the Board that we have discussed hiring Ed Jensen as a temporary employee to conduct inspections for the unit.

Inspector Tim Trout-

Deputy Chief Watson advised the Board that Inspector Tim Trout has officially retired from the City of Branson. He has taken an opportunity to work for ECI Inc. but unfortunately is not QEI certified at this time. He is BOCA certified, but does not have a QEI certification. Is it possible for Mr. Trout to conduct inspections under the supervision of Mr. Carl Wiseman until he can obtain his QEI certification?

The consensus of the Board was to obtain a legal opinion from the Attorney's General's Office as to whether or not the regulations would allow Mr. Trout to conduct inspections under Mr. Wiseman's QEI certification.

Mr. Winn motioned to allow Mr. Trout to inspect under his current credentials until February 28, 2005 pending approval by legal council. Mrs. Kielhofner seconded the motion. Motion passed unanimously.

XX. INSPECTOR APPLICATION

Mr. Winn presented the Board with an application for a new inspector for the City of Kansas City.

Mr. Vernon Livergood's application was reviewed by the Board.

Mrs. Kielhofner motioned to approve Mr. Livergood's application pending payment of the license fee. Mr. Haasis seconded the motion. Motion passed unanimously.

Chairman McNerney commented, "In light of the fact that we have lost two good inspectors recently, how do we go about increasing the salaries of the Elevator Safety Unit employees?"

Mr. Cole replied, "The problem we have is that there are other units within the Division that are not funded in the manner that the Elevator Safety Unit is funded and it is difficult for us to give raises to one unit and not the units that are funded by General Revenue. We are unable to justify salary increases for the Elevator Safety Unit only."

Mr. Winn asked, "Does the Hancock Amendment apply here?" Mr. Cole commented, "We cannot appropriate funds to other units from the Elevator Safety Fund. We have other units that are required to maintain continuing education requirements and they are not getting pay raises. The Office of Administration would have to approve additional appropriations from the fund to support pay increases."

Mr. Foster, Jr. asked, "Would it be possible to increase in small steps?" Mr. Cole replied, "If we would decide to go for salary increases, we would need to do it and be done, but it is unlikely state government will meet what private companies are paying."

Plan Review Fees-

Deputy Chief Watson advised the Board that he has had several calls requesting a change in the Plan Review Fee structure for wheelchair lifts, because the plan review for a wheelchair lift has a lot less detail and it takes less time to conduct a plan review for a wheelchair lift.

The Board suggested Deputy Chief Watson put together a proposal for the Board to review.

Other-

Mrs. Mehalko asked, "What is the status on the Licensing Committee?" Chairman McNerney replied, "We still want to establish licensing, but with the new governor being appointed we have to wait and see how acceptable the new legislature is too change. We may have to look at that change at a later date."

XXI. SCHEDULE NEXT MEETING

DATE/TIME:

**LOCATION: DIVISION OF FIRE SAFETY
2401 E MCCARTY
JEFFERSON CITY, MO 65101**